

PLANNING DIVISION

CERTIFICATE OF EXEMPTION
FROM SHORELINE SUBSTANTIAL DEVELOPMENT
EVALUATION FORM & DECISION

DATE: January 3, 2013

PROJECT NAME: Project Name: Taxiway B Rehabilitation Project

PROJECT NUMBER: File Number: LUA12-052, ECF, SP, SME

PROJECT MANAGER: Vanessa Dolbee, Senior Planner

OWNER/APPLICANT: Renton Municipal Airport, 616 West Perimeter Road, Unit A, Renton, WA 98057

CONTACT (if other than Owner): Wendell Johnson, Reid Middleton, 728 134th Street, Suite 200, Everett, WA 98204

PROJECT LOCATION: 616 West Perimeter Road

PROJECT DESCRIPTION: The applicant is requesting SEPA Environmental Review and Shoreline Exemption for a rehabilitation of 341,065 square feet of Taxiway B, located at the Renton Municipal Airport, 616 West Perimeter Road; zoned Industrial Medium (IM) and located in the Shoreline High Intensity Shoreline Overlay.

The proposed project would be located at the Renton Municipal Airport at one of the two parallel taxiways serving the airport main runway. No work would occur outside the Airport site. Under current conditions the Airport is developed with a number of existing buildings, hangars, an air traffic control tower, office and fixed based operations and other airport related uses. The overall project consists of four parts, taxiway rehabilitation/reconstruction, storm drain lines and hydrant water lines rehabilitation, taxiway designation system modifications, and taxiway edge lighting modification. The rehabilitation project is divided into two phases; Phase 1 consists of rehabilitation of the north portion of Taxiway B and Phase 2 would rehabilitate the south end of Taxiway B. Both Phase 1 and 2 would include new storm drainage, pavement, striping, directional safety signage and taxiway edge lighting. Phase 2 would also include a replacement of a water main. Both Phase 1 and 2 would require a Shoreline Exemption as both are located within 200 feet of the Ordinary High Water Mark (OHWM) of the Cedar River. The closest point of work is 64 feet from the flood wall which is estimated to be the approximate location of the OHWM. Phase 1 is anticipated

to begin construction during the spring and early summer of 2013 and Phase 2 is scheduled to be started in late summer and early fall of 2013 pending Federal Aviation Administration (FAA) funding constraints. Approximately 430 feet of the north end of Taxiway B lies within the 200 foot Shoreline Jurisdiction. The subject project has been identified as an essential public facility pursuant to the Administrator of the Department of Community and Economic Development. Therefore, the project would be exempt from buffers and setbacks pursuant to RMC 3-4-090D.7.d.vi. However, the project has designed and constructed the development to meet the specified dimensional standards to the maximum extent feasible.

LEGAL DESCRIPTION:

POR SECS 7 & 18-23-5 & POR TOBINS D C INCL
POR PLATTED & VAC STS LY WLY OF COMM W W #
2 N OF N LN DIXIE AVE & ELY OF STATE HWAY # 5
& ELY & SLY OF FOLG LN BEG ON ELY MGN SD
HWAY AT PT 5 FT S OF N LN OF LOT 8 BLK 18 BRYN
MAWR TH E 89.23 FT TH N 05-16-51 E 438.90 FT
TH N 40-09-47 E 188.55 FT TH N 60 FT TH N 29-00-
40 W 197.07 FT TH S 88-27-28 E 90.83 FT TH N 01-
32-32 W 40 FT TH S 88-27-28 E 234.53 FT TH S 35-
00-00 E 142.41 FT TH E 403.70 FT LESS LOTS 19 TO
22 INCL BLK 4 RENTON REAL ESTATE COS 1ST ADD
LESS PORTION FOR LANE HANGAR
CONDOMINIUM

SEC-TWN-R:

SEC-7 TWN-NE and NW 18 R 5E

WATER BODY/WETLAND:

Cedar River, Reach A

An exemption from a Shoreline Management Substantial Development Permit is hereby granted on the proposed project in accordance with RMC 4-9-190C.3 Exemptions from Permit System and/or for the following reason(s):

Maintenance and Repair: Normal maintenance or repair of existing structures or developments, including damage by accident, fire or elements:

a. "Normal maintenance" includes those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition.

b. "Normal repair" means to restore a development to a state comparable to its original condition, including but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to the shoreline resource or environment.

c. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is comparable to the original structure or development including, but not limited to, its size, shape, configuration, location and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment

The proposed development is consistent or inconsistent with (check one):

CONSISTENT

INCONSISTENT

☒ X

Policies of the Shoreline Management Act.

☐ N/A

The guidelines of the Department of Ecology where no Master Program has been finally approved or adapted by the Department.

☒ X

The City of Renton Shoreline Master Program.

DATE OF DECISION ON LAND USE ACTION:

SIGNATURE:



C.E. "Chip" Vincent, Administrator
Department of Community & Economic Development

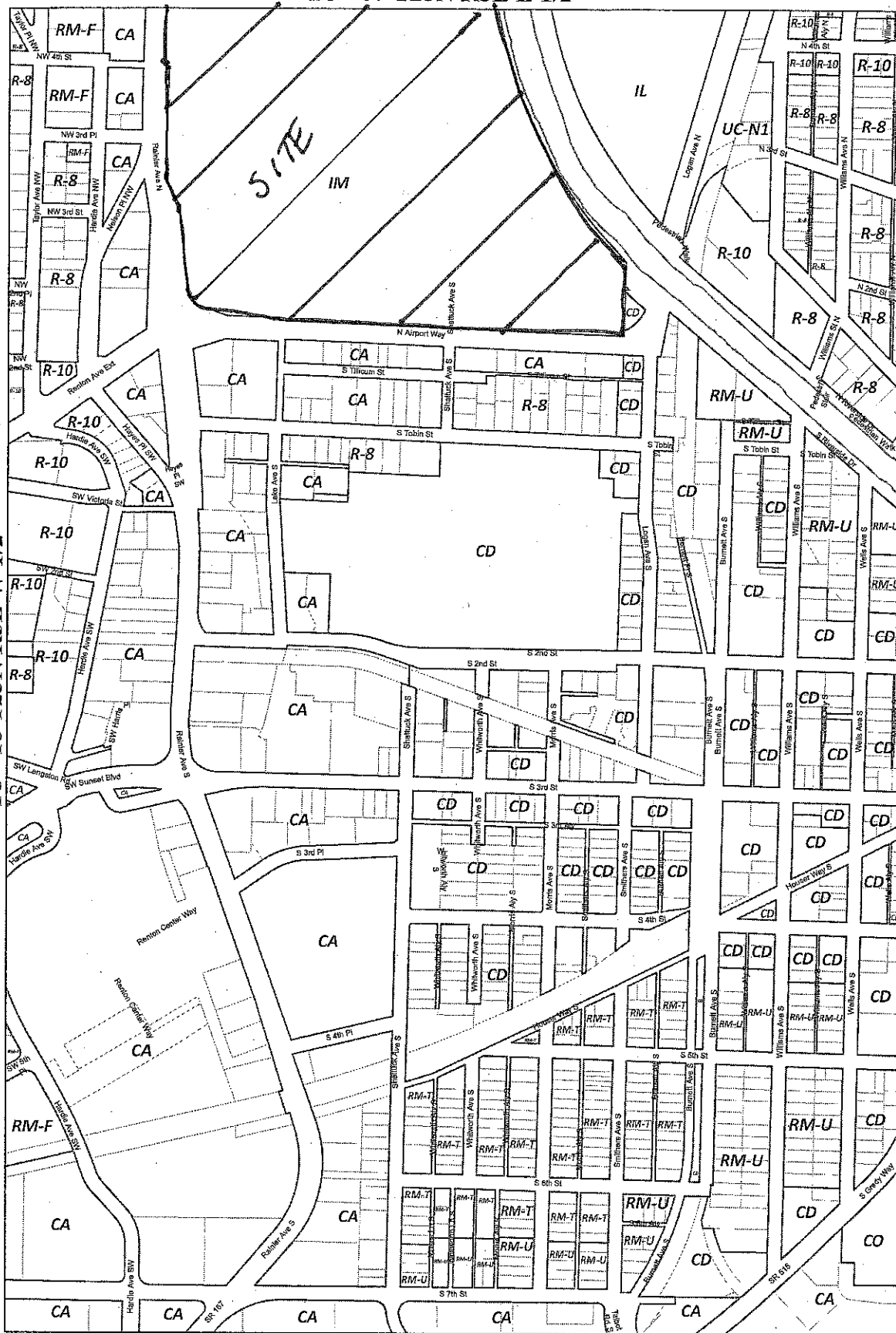
1/3/2013
Date

Attachments: Vicinity/Neighborhood Detail Map
 Site Plan

cc: Owner/Applicant
 Contact
 City of Renton Official File

F3 -18 T23N R5E W 1/2

14-17 T23N R5E W 1/2

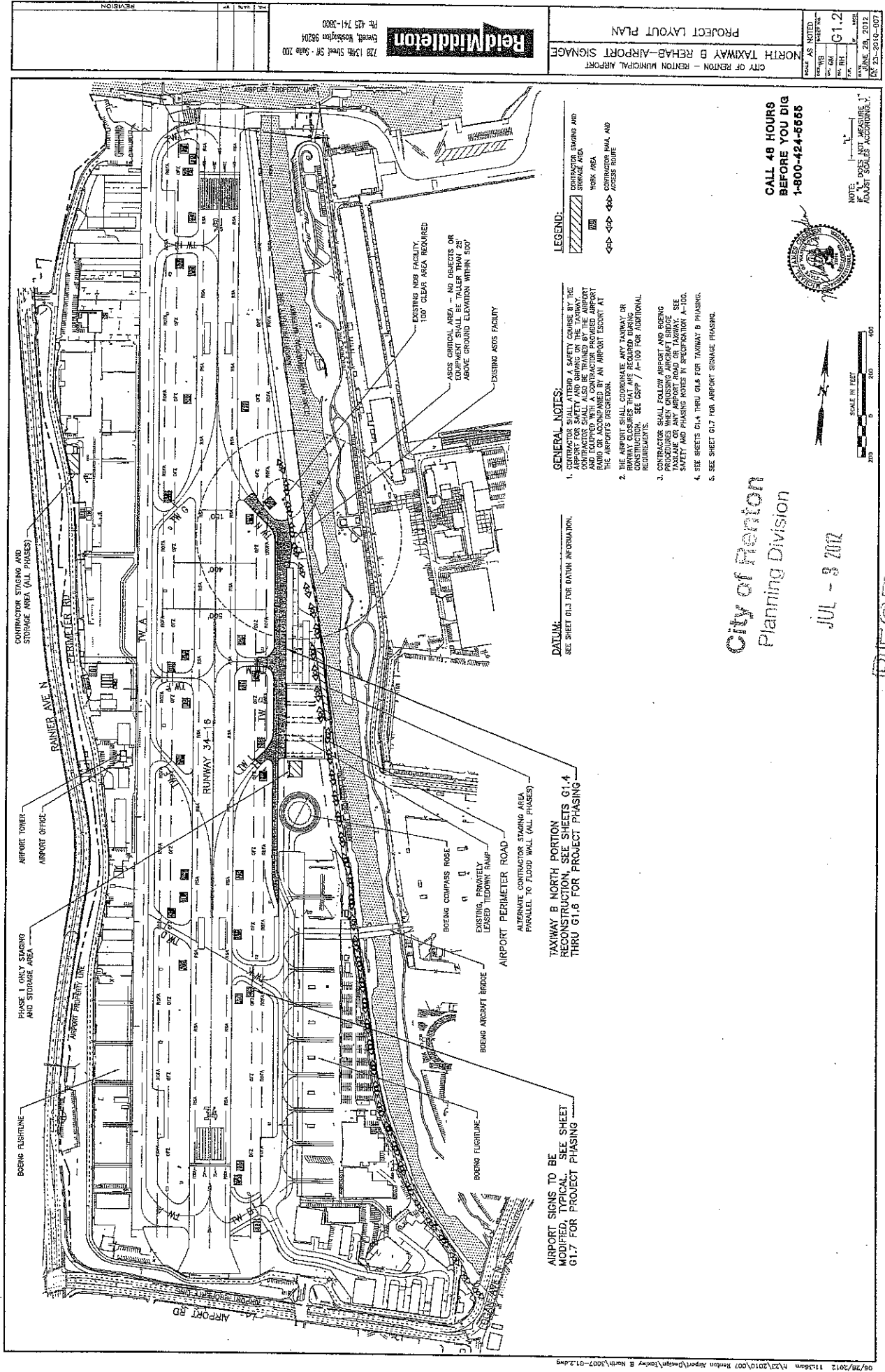


This document is a graphic representation, not guaranteed to survey accuracy, and is based on the best information available as of the date shown. This map is intended for City display purposes only.

A map of the United Kingdom with a small rectangle in the north-west corner indicating the location of the study area. The rectangle is labeled 'Study area'.

F3

18 T23N R5E E 1/2



- GENERAL NOTES:**
1. CONTRACTOR SHALL FOLLOW ALL SAFETY GUIDELINES BY THE AIRPORT FOR SAFETY AND DURING THE TAXIWAY. CONTRACTOR SHALL ALSO BE TRAINED BY THE AIRPORT AND SHALL BE ACCOMPANIED BY AN AIRPORT ESSENTIAL PERSONNEL AT ALL TIMES.
 2. THE AIRPORT SHALL COORDINATE ANY TAXIWAY OR RUNWAY CLOSURES THAT ARE REQUIRED DURING CONSTRUCTION. SEE CDP7 / A-100 FOR ADDITIONAL REQUIREMENTS.
 3. CONTRACTOR SHALL FOLLOW AIRPORT AND BOEING PROCEDURES WHEN FLOWING AIRCRAFT THROUGH TAXIWAY OR ANY AIRPORT ROAD OR TAXIWAY. SEE SAFETY AND PHASING NOTES IN SPECIFICATION A-100.
 4. SEE SHEETS G1.4 THRU G1.6 FOR TAXIWAY B PHASING.
 5. SEE SHEET G1.7 FOR AIRPORT SIGNAGE PHASING.
- LEGEND:**
- CONTRACTOR STAGING AND STORAGE AREA
 - WORK AREA
 - CONTRACTOR MAIL AND ACCESS ROUTE

DATUM:
SEE SHEET G1.3 FOR DATUM INFORMATION.

**TAXIWAY B NORTH PORTION
RECONSTRUCTION, SEE SHEETS G1.4
THRU G1.6 FOR PROJECT PHASING**

**AIRPORT SIGNS TO BE
MODIFIED, TYPICAL, SEE SHEET
G1.7 FOR PROJECT PHASING**

City of Renton
Planning Division

JUL - 3 2012

CALL 48 HOURS
BEFORE YOU DIG
1-800-424-6666



NOTE: ALL MEASUREMENTS
SHOWN ON THIS PLAN ARE
IN FEET UNLESS OTHERWISE
NOTED.



RECEIVED